The information contained herein was provided to the preparer by the grantor named herein. This instrument was prepared without the benefit of a title examination. The preparer has made no determination as to the status of title or the correctness of the information contained

Prepared by:
Frances D. Bates
3123 Jonesboro Rd.
Hampton, Ga
30228

State of Tennessee County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $35,500.00.

Frances D. Bates
Affiant

Subscribed and sworn to before me this 26 day of May, 2016.

Notary Public:
My commission expires:

DEVERICK COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 21, 2016

BILL GARRETT, Davidson County
Trans:T20160044720 DEEDWARR
Recvd: 05/26/16 15:29 2 pgs
Fees:13.00 Taxes:131.35
20160526-0053348

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills to:	Map/Parcel Number:
Frances D. Bates and Terry A. Bates 3123 Jonesboro Rd. Hampton, Ga. 30228	Frances D. Bates and Terry A. Bates 3123 Jonesboro Rd. Hampton, Ga. 30228	11D 57255 43-9-199

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Billy W. Lemmonds, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Frances D. Bates and Terry A. Bates, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson, County Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the westerly part of lot No. 5 of Block "H" on the map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the north side of Dupont Avenue and runs back between parallel lines, along the east margin of Bixler Avenue, 165.5 feet to the south line of Lot 4 in said Block "H".

Being the same property conveyed to Billy W. Lemmonds, by Warranty Deed from Rebecca Kay Lemmonds, recorded in Instrument number **20140321-0023589,** Davidson County, Tennessee.

This property is subject to:
Any and all plats, easements. Restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as : 403 Dupont Avenue, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantor covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTOR/S further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assign against the lawful claims of all persons whatsoever.

Witness my hand this the 26th day of May, 2016.

Billy W. Lemmonds
Instrument Number
20140321-0023589

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Billy W. Lemmonds, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of May, 2016.

Notary Public

My commission Expires: June 21, 2019

DEVERICK COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 21, 2019